

ISTRIA ADRIA
Pot za Brdom 102, 1000 Ljubljana
e-mail: info@istria-adria.com
web: istria-adria.com
info: +386 59 200 071



Code :	15072
Location :	Poreč
Building size :	290.72 m2
Lot size :	676 m2
Garden size :	0.00 m2
Number of floors :	3
Number of bedrooms :	4
Number of rooms :	4
Number of bathrooms :	5
Seaview :	Yes
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2023

Price : 1.445.000 €

We are selling a villa with a pool.
The villa is located in the municipality of Tar and offers a wonderful view of the sea.
The villa is designed for 8 people.

In the ground floor of the building there is a covered porch, corridor, toilet, laundry room, heating/storage area, wellness, living room, staircase area and a covered terrace.
On the first floor there are four bedrooms with attached bathrooms, a hallway, a covered and uncovered terrace.
On the second floor there is a staircase area, covered and uncovered terrace.

Class I ceramic tiles at a height of 2.20 m are planned on the walls of the sanitary facilities. On all internal floor surfaces of the ground floor, as well as the sanitary facilities on the first floor, it is planned to install class I ceramic tiles as the final floor covering. On all internal floor surfaces of the first floor, it is planned to install a parquet floor as the final floor covering, except in the bathrooms, where it is planned to install Class I ceramic tiles.

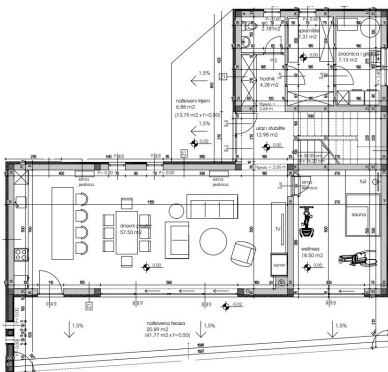
Heating in the residential building is provided by an electrically powered heat pump through underfloor heating. A fireplace in the living room can also serve as an additional heating source. Cooling in the building is provided by air conditioning units.

In the courtyard of the villa there is an outdoor pool of size 8m*4m, the expected water depth is 135 cm.
Ready to move in at the middle of 2024.



ISKAZ NETO KORISNE POVRŠINE STAMBENE GRADEVINE				
PRIZEMLJE				
nadstropni tjem	ter. plošče	13,75	0,50	6,88
nadstropna terasa	ter. plošče	41,77	0,50	20,89
pralnica	ter. plošče	7,13	1,00	7,13
WC	ter. plošče	2,78	1,00	2,78
wellness	ter. plošče	18,50	1,00	18,50
hodnik	ter. plošče	4,28	1,00	4,28
spiralne	ter. plošče	7,31	1,00	7,31
ulaz u stube	ter. plošče	12,98	1,00	12,98
dvorani prostor	ter. plošče	57,50	1,00	57,50
ukupno				138,24
PRVI KAT				
stube	podr.	12,98	1,00	12,98
hodnik	podr.	9,01	1,00	9,01
spavajna soba	podr.	16,97	1,00	16,97
kupaonica	ter. plošče	4,72	1,00	4,72
kupaonica	ter. plošče	4,58	1,00	4,58
spavajna soba	podr.	16,71	1,00	16,71
spavajna soba	podr.	13,51	1,00	13,51
kupaonica	ter. plošče	5,74	1,00	5,74
kupaonica	ter. plošče	5,49	1,00	5,49
spavajna soba	podr.	18,50	1,00	18,50
nadstropna terasa	ter. plošče	11,45	0,50	5,73
nadstropna terasa	ter. plošče	32,10	0,50	16,05
nadstropna terasa	ter. plošče	5,33	0,25	1,08
ukupno				131,07
DRUGI KAT				
prostor stube	podr.	4,84	1,00	4,84
nadstropna terasa	ter. plošče	8,41	0,50	4,21
nadstropna terasa	ter. plošče	49,46	0,25	12,37
ukupno				21,41
Sveukupno	m2			290,72

ISKAZ NETO POVRŠINE OTVORENOG BAZENA		32,00
otvoreni bazen		
Sveukupno	m2	32,00



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We are available for additional information and a tour: